

27 May 2020

ADVISORY ON A SAFE AND CONTROLLED RESTART OF RENOVATION WORKS AND BUILDING WORKS FOR RESIDENTIAL PROPERTIES FROM 2 JUNE 2020

1. The Multi-Ministry Taskforce announced on 19 May 2020 that the Circuit Breaker measures will gradually ease from 2 June 2020. Construction work will also be allowed to resume in phases but in a safe and controlled manner to minimise the risk of a COVID-19 resurgence. This includes the following works that were suspended during the circuit breaker period:

- **renovation works for residential units** (that do not require building plan submission) – see Table 1
- **building works for single dwelling landed properties** (those that require building plan submission)

All renovation works in other types of buildings, new renovation works and new building works for landed residential properties will start in a later phase. BCA will provide monthly updates on when such works can resume.

2. All renovation works that were suspended during the Circuit Breaker period must apply for approval from the Building and Construction Authority (BCA) before works can be restarted from 2 June 2020.

3. Companies restarting **building works for landed residential properties (single dwelling unit)** must meet the same requirements as Construction Projects (see BCA's advisory dated 25 May 2020 at <https://go.gov.sg/bca-advisory-restart-construction>).

COVID-Safe Restart Criteria: Implementation of Safe Management Measures

4. Companies restarting renovation works will need to comply with the **COVID-Safe Workforce** and **COVID-Safe Worker Accommodation and Transport** criteria. All workplaces must also comply with the Ministry of Manpower's (MOM) Safe Management Measures after the Circuit Breaker period as detailed in the prevailing law and MOM's advisory at <https://www.mom.gov.sg/covid-19/requirements-for-safe-management-measures> before works can resume.

- (a) **COVID-Safe Workforce:** Employees must download contact-tracing app TraceTogether by 1 June 2020 or when companies apply to resume works,

whichever is earlier. Employers are required to establish a system to track the daily health status of workers, and to manage workers' social interactions on rest days.

Employers should also ensure their relevant employees undergo regular swab tests and fulfill the swab test requirements for the various types of employees involved in the respective types of works, as stated in Table 2.

Upon receiving companies' applications, BCA will contact eligible companies to arrange for employees to be tested. The cost of swabbing for existing construction projects will be paid by the Government until August 2020. Beyond that, the Government will work out the arrangements on how the cost of testing should be shared fairly among parties. Subsequently, if any workers who are working are found to have missed regular testing, any approval given for resumption of works may be withdrawn.

- (b) **COVID-Safe Worker Accommodation and Transport:** Employers must ensure that their workers do not stay at the same accommodation with other workers performing works at construction projects or supply works and provide dedicated transport for their workers between workplaces and places of accommodation.

These COVID-Safe Restart Criteria are necessary to minimise the risk of a resurgence of COVID-19. The full listing and details of the COVID-Safe Restart Criteria may be downloaded from BCA website at <https://go.gov.sg/bca-restart-criteria>.

Approval Process

5. Applications to restart **renovation works for residential units** (that do not require building plan submission) may be submitted via <https://go.gov.sg/bca-reno-construction-accounts>. Companies restarting renovation works in HDB premises will need to also apply to HDB for the necessary permits (where applicable) after receiving BCA's approval on behalf of MTI. Applications to restart building works for landed residential properties (single dwelling unit) may be submitted via <https://go.gov.sg/bca-construction-supply>. Please refer to Table 3 for a summary of the application process, necessary documents and criteria.

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6. Businesses should continue to submit their manpower details via MTI's GoBusiness portal (<https://covid.gobusiness.gov.sg>) within two weeks of the date of resumption of operations or obtaining the relevant approval to restart works.

Training

7. Personnel carrying out construction-related activities are required to attend the **COVID-Safe Training for Workers** to be familiarised with COVID Safe Management measures before being deployed to work. For more details on training, please visit <https://www.bcaa.edu.sg/BESafe>.

Updates and Clarifications

8. There will be regular reviews of measures and requirements as the COVID-19 situation evolves. You are advised to refer to the BCA website (<https://www1.bca.gov.sg/COVID-19>) for updates.

9. Please contact BCA at <https://www.bca.gov.sg/feedbackform> or 1800-3425222 if you have queries or require clarifications.

Yours faithfully

ER. CHEW KEAT CHUAN
COMMISSIONER OF BUILDING CONTROL
BUILDING AND CONSTRUCTION AUTHORITY

Table 1

| List of Renovation Works where COVID-Safe Workforce and Safe Accommodation and Transport apply: |
|---|
| <p>Examples of renovation works include:</p> <ol style="list-style-type: none"> 1. the enclosing of any sides of a balcony, yard or terrace with windows and glass panels in residential buildings; 2. the creation of any opening in a non-load bearing wall or the sealing up of any wall opening; 3. the demolition, restoration or reinstatement of any non-load bearing wall; 4. any railing, balustrade or similar barrier constructed of any material other than non-laminated glass, using the same material, design and fixing details; 5. any loft that — <ol style="list-style-type: none"> a. has only timber flooring; and b. does not exceed an area of 5 square metres. 6. windows and doors. 7. floor and wall finishes. 8. any false ceiling with lightweight material. 9. timber roof or other roof covering not involving any replacement of roof trusses. 10. erection or alteration of — <ol style="list-style-type: none"> a. any partition or partition wall in any bungalow, semi-detached, terrace or linked house; or b. any partition or partition wall constructed of lightweight material in any other building. 11. construction of any raised floor or the topping up of balconies, and the like, with lightweight materials 12. installation of any roller shutter, doors, gates, grilles and windows and grilled door 13. joinery and other woodworks (including carpentry, laminated or parquet flooring); 14. painting; 15. glass and glazing works (including mirror and shower screen installation) 16. any boundary wall, boundary fence or gate; 17. any awning, windowhood or cantilevered roof constructed of tiles, and having a projection not exceeding 1,400 millimetres; 18. any awning, windowhood or cantilevered roof constructed of lightweight material, or glass not exceeding a thickness of 13 millimetres, and having a horizontal projection not exceeding 3,000 millimetres; 19. any single storey open-sided shelter, gazebo and the like (whether erected on the ground or on a roof), not exceeding an area of 10 square metres; 20. any trellis; 21. any single storey detached booth, covered walkway, kiosk, guardhouse, bin centre, and the like, at the ground level, not exceeding an area of 10 square metres; 22. any retaining wall or earth retaining structure that is constructed with structural steel or reinforced concrete and with a visible height of not more than 1,500 millimetres, or any other retaining wall or earth retaining structure with a visible height of not more than 1,000 millimetres; 23. any pre-fabricated swimming or wading pool placed on the ground, provided that — <ol style="list-style-type: none"> a. the maximum depth of water contained in the pool is not more than 1,000 millimetres; and b. where the pool is located on higher ground, the distance between the pool and any retaining structure or slope is more than 3,000 millimetres and the difference in elevation of the ground levels is less than 1,500 millimetres; or 24. erection of any single storey lean-to extension with roof covering of tiles, or of any lighter material, in any bungalow, semi-detached, terrace or linked house. |

Table 2: Summary on Swab Test Requirements

| Workforce | Building works for landed residential properties (single dwelling unit) | Renovation works |
|--|---|-------------------------|
| Singapore Citizens/ Permanent Residents/ Employment Pass holders from all sectors | To undergo swab test (and tested negative) within first 2 weeks of starting work. Subsequently, will be subjected to regular swab test, once every 2 weeks. | NIL |

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| <p>S-Pass, Work Permit holders from the Construction sector</p> | <p>To undergo swab test (and tested negative) before being allowed to start work. Subsequently, will be subjected to regular swab test, once every 2 weeks.</p> <p>However, if the employee was carrying out Earlier Permitted Activities, the employee can continue to work, but to undergo swabbing by 15 June.</p> <p><i>Note: This requirement will also apply to S-Pass and Work Permit holders from other sectors.</i></p> | <p>To undergo swab test (and tested negative) before being allowed to start work. Subsequently, will be subjected to regular swab test, once every 2 weeks.</p> |
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Table 3: Summary on Application Process, Documents and Criteria

| Types of works | Building works for landed residential properties (single dwelling unit) | Renovation Works |
|--|--|--|
| Application required? | Yes | Yes |
| Type of companies involved (<i>not exhaustive</i>) | Main contractors, subcontractors working in the site, and personnel that enter construction sites. | Companies performing Renovation Works (listed in Table 1). |
| When and how to submit the applications? | For single unit landed residential works that had commenced prior to 7 April 2020 and had been suspended during Circuit Breaker, companies should obtain BCA's approval before works can resume from 2 June 2020. Applications to be submitted via: https://go.gov.sg/bca-construction-supply | For renovation works in residential units listed in Table 1 that had commenced prior to 7 April 2020 and had been suspended during Circuit Breaker, companies should obtain BCA's approval before works can resume from 2 June 2020. Applications to be submitted via: https://go.gov.sg/bca-reno-construction-accounts |
| Who to submit? | Jointly by Home Owner and Main Contractor | Companies carrying out the renovation works (i.e. contractors and sub-contractors) |
| What to submit? | <ul style="list-style-type: none"> a. The address of the workplace (Project details). b. The names and particulars of all employees of main contractor and all sub-contractors. c. The nature of works being performed. d. Expected date of completion. e. Safe worksite plan (Type of activity etc.) | <p>Project details of all the renovation works the company is involved in. For each project:</p> <ul style="list-style-type: none"> a. The address of the workplace (renovation site). b. The names and particulars of all employees. c. The nature of works being performed. d. Expected date of completion. e. Contract and photos of on-site renovation works suspended prior to 7 April 2020. |
| What are the criteria to be met? | COVID-Safe Workforce COVID-Safe Worksite COVID-Safe Accommodation and Transport MOM's Safe Management Measures | COVID-Safe Workforce COVID-Safe Accommodation and Transport MOM's Safe Management Measures |